



CHARLES COUNTY GOVERNMENT
Department of Planning & Growth Management

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Acting Director

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**Docket 90 Amendment PDZA #24-90(23)
Villages of Wooded Glen and Piney Reach**

The revisions to Docket 90 and the associated Master Plan for the Villages of Wooded Glen and Piney Reach are: (1) to relocate the middle school from Wooded Glen Neighborhood #3 (Highlands Neighborhood) to a new school site added to Piney Reach Neighborhood #2; (2) to waive the “85% Rule” with respect to the Villages of Piney Reach Neighborhood #3, that would otherwise require completion of 85% of the residential construction of the Villages of Wooded Glen before commencing residential construction of the Villages of Piney Reach; and (3) to clarify requirements for the buffer along MD Route 488 (LaPlata Road).

Staff Contact:

[Heather Kelley, AICP, Planning Supervisor](#)

Please click the blue links below to view the documents.

[County Commissioner Public Hearing September 17, 2024 Public Notice](#)

[County Commissioner Public Hearing September 17, 2024 Letter of Notification](#)

[Adjacent Property Owners List](#)

[Adjacent Property Map](#)

[Planning Commission Recommendation to the County Commissioners](#)

[Click here to submit Public Comment for the County Commissioners Public Hearing](#)
(Comments accepted beginning August 30, 2024)

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[Planning Commission April 1, 2024 Agenda](#)

- Staff Report
- Staff Slideshow Presentation
- Location, Zoning, and Aerial Maps
- Adjacent Property Map
- Charles County Public Schools letter August 9, 2022
- Board of Education letter November 15, 2023
- Scott Law Group letter re 85% rule February 29, 2024
- Wetland Science Applications Rt 488 Viewscape Analysis August 2022
- Scott Law Group letter to Planning Commission October 21, 2022
- Approved Master Plan
- Proposed Master Plan
- Villages of Wooded Glen Piney Reach PDZA #24-90(23) PC Public Notice April 1, 2024
- Letter of Notification – Docket 90 Amendment #24-90(23) Villages of Wooded Glen and Piney Reach
- Public Comments

(Documents attached to the agenda)

[April 1, 2024 Public Hearing Video Recording](#)

[Planning Commission May 6, 2024 Agenda](#)

- Memorandum to Planning Commission
- Scott Law Group – Applicant Response Letter PDZA 24-90(23)
- Eileen Britt – 4-15-2024 Petition A Reject Lennar Corporation's Amendment to Docket 90 for the Sake of Our Community
- Public Comments

(Documents attached to the agenda)

[May 6, 2024 Work Session Video Recording](#)